



**CITY OF SUNNYVALE
REPORT
Planning Commission**

November 8, 2004

SUBJECT: **2004-0767:** Application for a property located at **742 Lakewood Drive** in an R-0 (Low-Density Residential) Zoning District. (APN: 110-16-032):

Motion **2004-0767-** Design Review on a 6,307 square foot site to allow a 1,501 square foot first and second-story addition to an existing one-story home for a total of 48% FAR (Floor Area Ratio) where 45% FAR is allowed without Planning Commission Review.

REPORT IN BRIEF

Existing Site Single-story home

Conditions

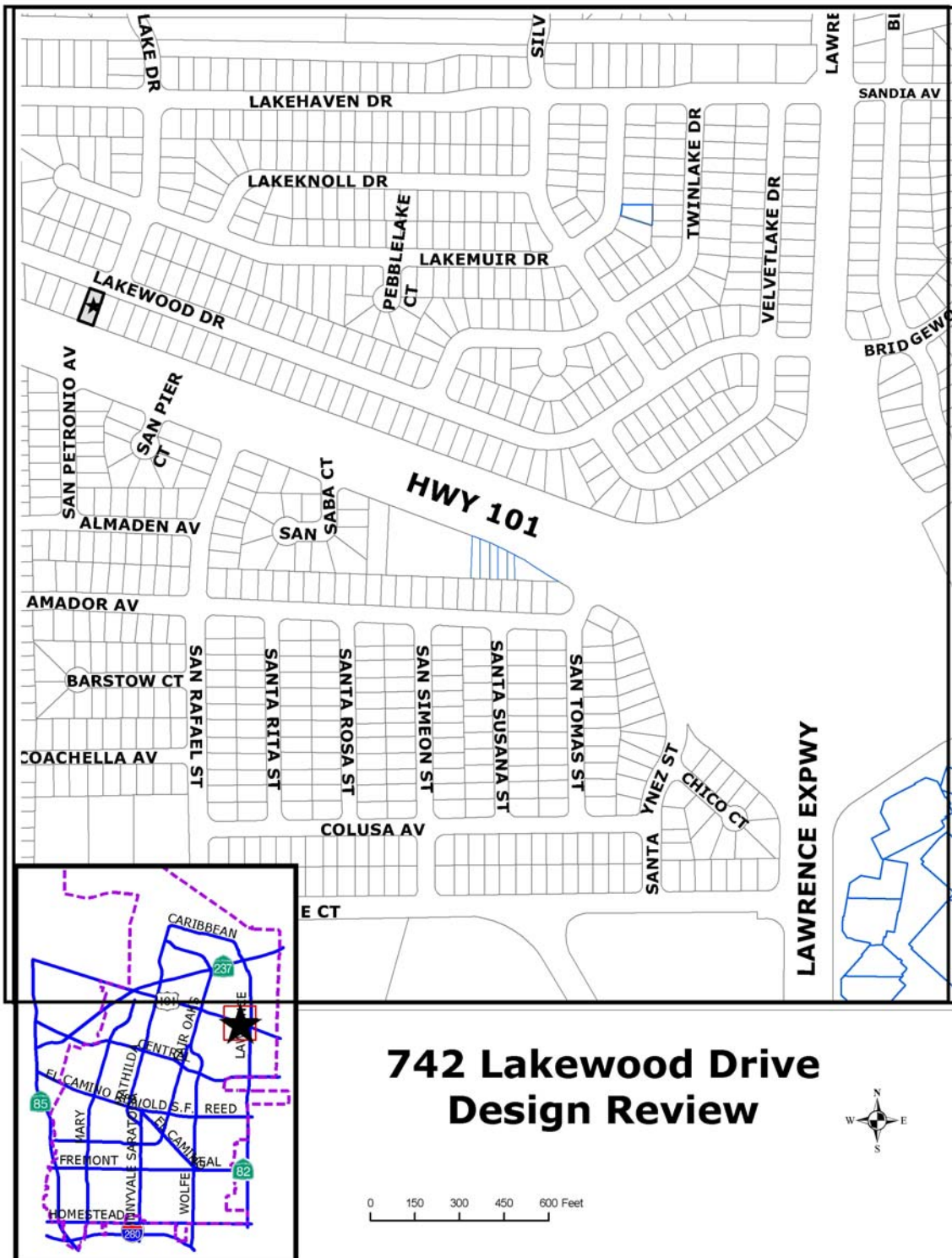
Surrounding Land Uses

North	Single family residential
South	Hwy 101
East	Single family residential
West	Single family residential

Issues Architecture and compatibility with neighborhood

Environmental Status A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Low Density Residential	Low Density Residential	Low Density Residential
Zoning District	R-0	R-0	R-0
Lot Size (s.f.)	6,201	6,201	6,000 min.
Gross Floor Area (s.f.)	1,502	3,003	2,790 max. Without Planning Commission Review
Lot Coverage (%)	24%	32.3%	40% max.
Floor Area Ratio (FAR)	24%	48%	45% max. Without Planning Commission Review
Building Height (ft.)	11'	20'	30' max.
No. of Stories	1	2	2 max.
Setbacks (facing prop.)			
• Front (1st Story/2nd Story)	20'/20'	20'/32'4"	20' /25' min.
• Left Side (1st Story/2nd Story)	5'/ N/A	5'/35'2"	4'/7' min.
• Right Side (1st Story/2nd Story)	5'/ N/A	5'/8'10"	4'/7' min.
• Right Side Second Story	N/A	8' 10"	7' min.
• Rear (1st Story/2nd Story)	29' 6"/ N/A	29' 6"/ Same	20'/20' min.

Parking			
• Total No. of Spaces	4	4	4 min.
• No. of Covered Spaces	2	2	2 min.
• Driveway	2	2	2 min.

ANALYSIS

Description of Proposed Project

The existing home is a 1,502 square foot one-story ranch style structure with a low pitched roof. The home is typical for the Lakewood neighborhood. The proposed project includes two additions. The additions to the first floor include a 63 square foot addition to the garage and a 436 square foot family room/dining room addition. The second floor addition is entirely new. It would be 1,002 square feet with a master bedroom suite and another separate bedroom and bathroom.

Background

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site. As indicated, the applicant received approval for the identical second-story addition in 2000. The applicant did not construct the project and the approval permit lapsed. The applicant is now renewing the project; however, since the noticing and review criteria have changed since year 2000, this application now requires Planning Commission review.

File Number	Brief Description	Hearing/Decision	Date
2000-0046	Design Review for Second Story Addition	Approved/Staff	3/13/2000

Environmental Review

A Class 1 Categorical Exemption relieves this project from California Environmental Quality Act provisions. Class 1 Categorical Exemptions include minor additions to existing facilities.

Design Review

Architecture: The architecture is unique. It is angular and contemporary, but consistent with the flat and low-pitched houses of the Lakewood neighborhood. It features vertically grooved wooden T-111 siding, which is found on similar houses throughout Sunnyvale. Although the second-story addition is offset to one side, staff has taken into consideration the Single Family Home Design Techniques and considers the project to be in compliance with the intent of the techniques.

The following Guidelines were considered in the analysis of the project architecture.

Design Policy or Guideline (Architecture)	Comments
<i>Wall setback and height requirements outlined (in the Design Techniques) are not applicable to second floor additions to Eichler homes or others with similar flat or low roof slopes. In those unique situations, designs should be compatible with the original building forms and utilize similar roof pitches.</i>	The project is located in the Lakewood neighborhood that features low-pitched and flat roofs. The proposed angled-roof addition is compatible with the architectural forms of the neighborhood. The similar pitch helps unify the second story addition with the original structure and the neighborhood.
<i>New homes and additions to existing structures should be located to minimize blockage of sun access to living spaces and actively used outdoor areas.</i>	The proposed addition meets the City's standard for maximum 10% shading of the adjacent roof. The solar access of the back yard of the adjacent property will not be significantly affected by the proposed addition.
<i>Windows should be placed to minimize views into the living spaces and yard spaces neigh neighboring homes.</i>	The larger bedroom windows of the proposed second-story addition are set back 35 feet from the adjacent neighbor to the west. The east side of the second-story addition features small bathroom windows and windows with higher sills.

Design Policy or Guideline (Architecture)	Comments
<i>The area of the second floor should not exceed the common standard of the neighborhood. For predominately one-story neighborhoods, the second floor area should not exceed 35% of the first floor area (including garage).</i>	The second story consists of approximately 50 % of the first story. The second story creates a unique, contemporary, angular elevation that is consistent with the style of the neighborhood. The second story runs north/south and only the short elevation is evident from the street.

Landscaping: There are no landscaping requirements for this single family home.

Parking/Circulation: This project requires two covered parking spaces and two driveway spaces. The project meets the current parking requirements.

Compliance with Development Standards

The project complies with all development standards.

Expected Impact on the Surroundings

Staff finds the project compatible with the surrounding neighborhood. It meets the shading criteria for second stories. There are no expected impacts on the surrounding properties or the neighborhood.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Design Review.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• 19 Notices were mailed to property owners adjacent to and in the near vicinity of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Alternatives

1. Approve the Design Review with conditions as recommended by staff.
2. Approve the Design Review with modified conditions.
3. Deny the Design Review.

Recommendation

Staff recommends Alternative 1.

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Reviewed by:

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Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture are in conformance with the policies and principles of the Single Family Home Design Techniques.

Single Family Home Design Techniques – Basic Design Principles

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The project retains its entry facing the front of the lot. This is consistent with the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The project will add bulk to the existing structure, second stories are not common in the neighborhood; however, the architecture is consistent with the unique, contemporary home styles of the Lakewood area.
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The project meets the shading criteria for second stories.
<i>2.2.4 Minimize the visual impacts of parking.</i>	Parking is designed to include two covered garage spaces and two driveway spaces. The garage and driveway areas are in scale with the lot and neighborhood.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	The project maintains the required front yard area. The driveway is not out of scale and does not exceed 50% of the front yard area. Landscaping will be provided at the discretion of the property owner in a single-family zoning district.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The project includes siding and roof materials that are consistent with the neighborhood.
<i>2.2.7 Preserve mature landscaping</i>	There are no protected trees or significant landscaping on site.

Recommended Conditions of Approval – Design Review

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. The one-year expiration date of the Design Review shall be measured from the date of the approval by the final review authority at a public hearing if the approval is not exercised.
2. This project must be in substantial conformance with the approved plans. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved at the staff level by the Director of Community Development.
3. Obtain Building Permits.